116.0	0008	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	594,600	/	594,600
USE VALUE:	594,600	/	594,600
ASSESSED:	594,600	/	594,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		DOTHAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TREITLER ALLISON K & FELIX
Owner 2:	
Owner 3:	
Street 1:	6 DOTHAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PRETTYMAN ALYSSA & JUSTIN -
Owner 2:	-
Street 1:	6 DOTHAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 1368 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7166.000	172,300		422,300	594,600
Total Card	0.165	172,300		422,300	594,600
Total Parcel	0.165	172,300		422,300	594,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.65 | /Parcel: 434.65

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	75000
GIS Ref	
GIS Ref	
Insp Date	09/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0008-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	172,300	0	7,166.	422,300	594,600		Year end	12/23/2021
2021	101	FV	166,600	0	7,166.	422,300	588,900		Year End Roll	12/10/2020
2020	101	FV	166,700	0	7,166.	422,300	589,000	589,000	Year End Roll	12/18/2019
2019	101	FV	148,800	0	7,166.	416,200	565,000	565,000	Year End Roll	1/3/2019
2018	101	FV	148,800	0	7,166.	319,700	468,500	468,500	Year End Roll	12/20/2017
2017	101	FV	148,800	0	7,166.	301,600	450,400	450,400	Year End Roll	1/3/2017
2016	101	FV	148,800	0	7,166.	277,500	426,300	426,300	Year End	1/4/2016
2015	101	FV	128,100	0	7,166.	259,400	387,500	387,500	Year End Roll	12/11/2014

!9056!

PRINT

Date	Time
12/30/21	08:23:43

LAST REV

Date	Time
09/27/18	15:50:02
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9056

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRETTYMAN ALYSS	64556-587		11/24/2014		450,000	No	No		
COILEY BARBARA	58408-158		2/1/2012		320,000	No	No		
GREELEY CHARLES	50132-16		9/21/2007		330,000	No	No		
	14447-85		10/1/1981		68,500	No	No		Y

USER DEFINED

Prior Id # 1:	75000
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	MEAS&NOTICE	CC	Chris C
5/14/2015	Sales Review	PT	Paul T
5/1/2012	MLS	EMK	Ellen K
3/3/2009	Measured	372	PATRIOT
12/3/2008	MLS	MM	Mary M
2/10/2000	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7166		Sq. Ft.	Site		0	70.	0.84	6			Road Co	-5					422,261						422,300	

Total AC/HA:	0.16451	Total SF/SM:	7166	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 422,261	Spl Credit	Total: 422,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	19 - Texture 111	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98891109
Adj $ / SQ:	133.503
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	249715
Depreciation:	77412
Depreciated Total:	172303

COMMENTS

EST. BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

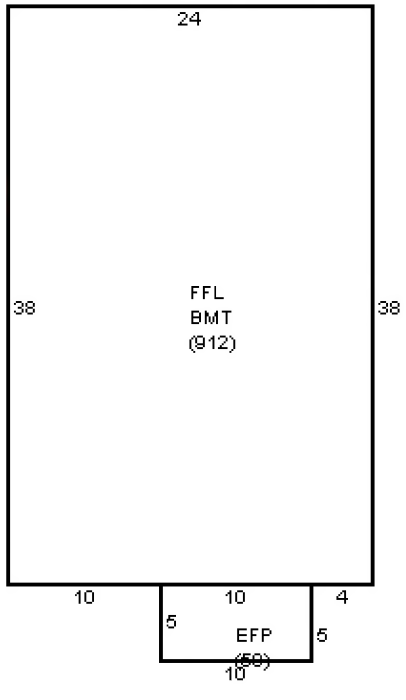
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	133.50
Special Features:	0	Val/Su Net:	91.94
Final Total:	172300	Val/Su SzAd	188.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	46.460	42,371
FFL	First Floor	912	133.500	121,755
EFP	Enclos Porch	50	71.790	3,590
Net Sketched Area:		1,874	Total:	167,716
Size Ad	912	Gross Area	1874	FinArea 1368

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

116.0-0008-0005.0

IMAGE

AssessPro Patriot Properties, Inc